

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 15, 2010**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Jr., Springfield District

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Jay P. Donahue, Dranesville District  
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:17 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

**FS-Y10-36 – CLEARWIRE, 5858 Old Centreville Road**

Commissioner Litzenberger MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-Y10-36, CLEARWIRE, FOR THE ADDITION OF THREE PANEL ANTENNAS AND FOUR DISH ANTENNAS TO AN EXISTING POLE AT 5858 OLD CENTREVILLE ROAD.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hall and Harsel not present for the vote; Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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**FSA-S09-88-2 – CLEARWIRE, 4201 Stringfellow Road**

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-S09-88-2, CLEARWIRE, 4201 STRINGFELLOW ROAD.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Hall and Harsel not present for the vote; Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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FS-Y10-32 – CLEARWIRE, 4221 Walney Road

Chairman Murphy MOVED CONSENT AGENDA ITEM FS-Y10-32, CLEARWIRE, 4221 WALNEY ROAD.

Without objection, the motion carried unanimously with Commissioners Hall and Harsel not present for the vote; Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. FDPA 2003-LE-025 – NELSON P. MOE
2. RZ 2009-MV-023/FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES
3. SEA 82-C-116 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS  
FS-H09-40 – VERIZON & CRICKET, 1977 HUNTER MILL ROAD, DOMINION  
VIRGINIA TOWER
4. SE 2010-HM-004 – SAILINI MAGAPU LOHIA AND SANDEEP LOHIA
5. 2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY
6. PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC AND FAIRWAYS II  
RESIDENTIAL, LLC

This order was accepted without objection.

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FDPA 2003-LE-025 – NELSON P. MOE – Appl. to amend the Final Development Plan for RZ 2003-LE-025 to permit a reduction of certain yard requirements on a single family dwelling lot and associated changes to development conditions. Located at 6025 Masondale Road on approx. 3,800 sq. ft. of land zoned PDH-5 and HC. Tax Map 81-4 ((48)) 13. LEE DISTRICT. PUBLIC HEARING.

Nelson P. Moe, applicant, reaffirmed the affidavit dated February 24, 2010. There were no disclosures by Commission members.

Kelli Goddard-Sobers, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Moe explained that he sought to construct a walkout deck and screened porch onto the rear of his detached home. He said the addition would not be visible from the main road and would not adversely impact the adjacent residential properties.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary.

In response to a question from Commissioner Lawrence, Mr. Moe noted that the Kingstowne Residential Owners Corporation supported the proposal.

Commissioner Hart suggested that final development plans allow for future customary extensions to prevent homeowners from having to file an amendment for small scale additions.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 1, 2010.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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RZ 2009-MV-023/FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES – Appls. to rezone from C-3 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.40 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lorton Road and Sanger St. and W. of I-95 on approx. 14.55 ac. of land. Comp. Plan Rec: Office. Tax Map 107-4 ((1)) 75A, 77-82. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Sarah Hall, Esquire, with Blankingship & Keith, PC, reaffirmed the affidavit dated July 2, 2010. There were no disclosures by Commission members.

St. Clair Williams, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Responding to a question from Commissioner Harsel, Mr. Williams noted that Development Condition Number 5 stated that if an assisted living facility was proposed for the subject site, a Proffered Condition Amendment application and formal review by the Health Care Advisory Board (HCAB) would be required.

In reply to another question from Commissioner Harsel, Chuck Almquist, Site Analysis Section, Fairfax County Department of Transportation (FCDOT), said the proposed medical care building would generate significantly more traffic during peak periods than a hotel.

Ms. Hall stated that the proposed changes would result in fewer buildings, lower height and density, and greater tree save areas. She described the amenities to be provided in each development phase, the proposed parking, and transportation improvements. She said the proposal complied fully with the Comprehensive Plan, respected and protected the adjacent residential neighborhood, provided 56 percent open space and extensive tree save areas, and supplied a much-needed healthplex to the southern portion of Fairfax County. She indicated that the HCAB, Southeast Health Planning Task Force, and Mount Vernon Council of Citizens' Associations supported the proposal.

Ms. Hall answered questions from Commissioner Flanagan about the transportation improvements, specifically the dual left turn lanes onto Sanger Street from westbound Lorton Road. She said FCDOT was satisfied with the transportation phasing plan as depicted in Proffer Number 10.

Commissioner Flanagan announced his intent to defer the decision on these applications to allow time for the South County Federation's Land Use Committee to review the recent revisions to the proffers now dated July 13, 2010. (A copy of the proffers is in the date file.)

Commissioner Lawrence suggested that a commitment be made to ensure that the buildings would be equipped with broadband connectivity. He also suggested that language be added to the Transportation Demand Management proffer in support of telemedicine for patient consultations or education consistent with what had been planned in the Inova Fairfax Hospital/Woodburn Center for Community Mental Health project.

Ms. Hall replied to questions from Commissioner Harsel about the height of Building A.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2009-MV-023, INOVA HEALTH CARE SERVICES, TO A DATE CERTAIN OF JULY 22, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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SEA 82-C-116 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 82-C-116 previously approved for an electric substation, transformer, distribution center, and uses in a floodplain to permit addition of a telecommunication facility. Located at 1977 Hunter Mill Road on approx. 10.34 ac. of land zoned R-E. Tax Map 27-2 ((1)) 13. Also under the Board's Consideration will be the applicant's Water Quality Exception Request # 5234-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) (concurrent with FS-H09-40).  
HUNTER MILL DISTRICT. PUBLIC HEARING.

Frank Stearns, Esquire, with Donohue & Stearns, PLC, reaffirmed the affidavit dated June 14, 2010. There were no disclosures by Commission members.

Suzianne Zottl, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Stearns explained that the application sought to allow the existing telecommunications facility, which had been constructed in error in the floodplain, to remain on the subject property and to allow the additional 11 feet of height from the pillars underneath the equipment shelter. He noted that the owner of the property, Dominion Virginia Power, had objected to Resource Protection Area (RPA) Encroachment Exception Condition Number 6 due to concerns that the required floodplain easement would interfere with its regulatory requirements. Mr. Stearns therefore requested that this condition be amended to reflect the flexibility in the Public Facilities Manual for building in the floodplain.

There was a lengthy discussion concerning the floodplain easement required by RPA Encroachment Exception Condition Number 6; however, it resulted in no change to the application. Commissioner de la Fe suggested that the applicant work with staff and Dominion on refining the language in this condition prior to the Board of Supervisors' public hearing. Mr. Stearns concurred and pointed out that the applicant did not intend to circumvent any requirements.

In response to a question from Commissioner Hart, Ms. Zottl indicated that the applicant would need to obtain a Non-Residential Use Permit prior to operation; therefore, the site would be inspected again to ensure compliance with the site plan.

Answering another question from Commissioner Hart, Mr. Stearns said the facility had been built according to the 2002 minor site plan; however, it should not have been approved because it exceeded the height limitation within a floodplain.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Porter Childers, 10307 Mountington Court, Vienna, noted that his house was located on Parcel 23, which directly abutted the subject property. He said he was opposed to the application because Verizon Wireless had not been given the proper authority to construct the facility in the first place and Verizon had also used a drawing depicting a nearby AT&T tower that was completely different from Verizon's tower. He also expressed concern that the excessive noise caused by a power generator on the site would hinder his ability to sell his house and decrease its value.

Randal Cate, 10305 Mountington Court, Vienna, noted that his house was located on Parcel 24, which also directly abutted the subject property. He expressed concerns about reduced property values, lack of community involvement on the original site plan, insufficient screening, inadequate noise attenuation, and adverse visual impact of the telecommunications equipment. He recommended that Development Condition Number 5 be revised to ensure that a solid landscape screening would be provided along the abutting residential properties to minimize the visual impact and that it be maintained by the applicant.

In reply to questions from Commissioner Hart, Mr. Cate said his association, the Tamarack Community Association, had not discussed this application. He noted that he was willing to work with Mr. Stearns to address his concerns.

Members of the Commission, staff, and Mr. Stearns briefly discussed the nearby Virginia Electric and Power Company (VEPCO) substation and the equipment shelter associated with the application. Mr. Stearns said he would verify which one was the source of the noise referred to by the speakers.

Mr. Stearns pointed out that the Hunter Mill Land Use Committee unanimously supported the application. He explained that the Washington and Old Dominion Trail separated the site from the Tamarack community by 100 feet and the applicant could only provide landscaping on its side of the trail. He said the applicant would work with the Tamarack residents to help mitigate the visual impact of the equipment shelter on their neighborhood.

Commissioner Hart recommended that the applicant meet with the immediate neighbors to identify the vegetation that would remain and invasive species that would be removed and replaced with a landscape buffer. He also recommended that if the noise was in fact caused by the substation, it should be addressed in the applicable development conditions, Noise

Ordinance, or another measure. Mr. Stearns indicated that Attachment D in the staff report showed the proposed planting areas to mitigate the encroachment into the RPA.

Replying to a question from Chairman Murphy, Mr. Stearns noted that the area was developed with transmission towers operated by Dominion Virginia Power and due to their height it would not be possible to completely screen the towers.

Chairman Murphy cited a similar situation where VEPCO had agreed to provide noise mitigation measures when the transformers had been upgraded at its substation in Historic Clifton. He said in his opinion the noise had not been generated by the nearby telecommunications towers.

Commissioner Lawrence suggested that Mr. Stearns consult with Michael Knapp, Urban Forestry Management Division, Department of Public Works and Environmental Services, to determine the tree species that would mitigate the visual impact of the equipment shelter but would also not interfere with Dominion's required clearance for access to its towers and lines. Mr. Stearns agreed with this suggestion.

Commissioner de la Fe said he would defer the decision on this application to allow time for staff and the applicant to address all the issues that had been raised this evening.

There were no more speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 82-C-116, RPA ENCROACHMENT EXCEPTION #5234WRPA-002-1, AND FS-H09-40 TO JULY 22, 2010, WASHINGTON, DC SMSA, LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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SE 2010-HM-004 – SAILINI MAGAPU LOHIA AND SANDEEP LOHIA – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a private school of general education, nursery school and child care center with a maximum enrollment of 99 children. Located at 1629 Beulah Rd. on approx. 4.50 ac. of land zoned R-1. Tax Map 28-1 ((1))  
13. HUNTER MILL DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated June 7, 2010. Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a pending case with Ms. Strobel's firm but indicated that there was no financial relationship and it would not affect his ability to participate in this public hearing.

St. Clair Williams, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the application because it was not in harmony with the Comprehensive Plan or in conformance with the applicable Zoning Ordinance provisions. He added that earlier today the applicants had provided staff with materials to address the outstanding issues identified in the staff report; however, staff had not had an opportunity to evaluate those materials.

Answering a question from Commissioner de la Fe, Mr. Williams said staff would be able to publish a staff report addendum next week, which would indicate whether the revised materials had adequately addressed all outstanding issues and if staff's recommendation had changed.

Ms. Strobel stated that the applicants had been working diligently to address all the concerns identified in the staff report and to receive a favorable recommendation from staff. She indicated that she had distributed a revised Special Exception Plat. (A copy of the plat is in the date file.) She said the applicants planned to open the proposed Montessori school in September, noting that the Board of Supervisors' public hearing was scheduled for July 27, 2010. Ms. Strobel reviewed the background of the subject property, which was currently developed with two buildings. She explained the changes planned in Phases 1 and 2, noting that the applicants proposed to live on the property by either renovating the unused building for residential use or constructing a separate single-family detached dwelling as a headmaster's home in an already developed location on the site. She said improvements would be made to the stormwater management facilities and septic fields, trees would be preserved, and supplemental plantings would be provided. Ms. Strobel explained that the applicant had resolved the following issues identified in the staff report:

- The Fairfax County Health Department had granted preliminary approval of the proposed drain field;
- VIKA, Incorporated had addressed all the stormwater management issues, as outlined in a letter dated July 14, 2010, to Beth Forbes, Stormwater Engineer, Environmental and Site Review Division, Department of Public Works and Environmental Services (DPWES) (A copy of the letter is in the date file);
- Modifications to the plat, where applicable, had addressed the issues concerning the play area, stormwater management, and retaining walls; and
- A complete sight distance analysis and revised exhibits submitted to the Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) had addressed the issues regarding sight distance and stopping distances. A turn lane warrant analysis and recent traffic counts performed by Wells and Associates had also been submitted to FCDOT and VDOT.



Ms. Strobel said the southernmost access points to the site would be eliminated only when Beulah Road was widened and sight distance was improved. She explained that it was likely VDOT would grant a waiver of the requirement to provide a left turn lane at the entrance along Beulah Road and until such time, only right turns would be allowed into the site. She said the applicants would work with staff on development conditions to resolve this issue. Ms. Strobel noted that the Hunter Mill Land Use Committee supported the application provided that staff was satisfied and the concerns expressed by the Symphony Meadows Homeowners had been addressed. She explained that modifications to the plan had been made at the request of Jolyn Egle, who resided at 1625 Beulah Road and would be most impacted by changes to the school property, and she had e-mailed a letter on July 14, 2010, in support of the application. She indicated that another resident, Kari Welsh, had submitted a letter in support. (Copies of both letters are in the date file.)

Ms. Strobel replied to questions from Commissioner Harsel about the headmaster's residence.

In response to questions from Commissioner Lawrence, Lou Ann Hutchins, FCDOT, said she did not believe there would be any stacking problems during the arrival and departure of students in Phase 2. She noted that if VDOT did not grant the requested waiver, the applicants would be required to provide the left turn lane before the next school year.

Chairman Murphy called the first listed speaker.

Ilene Garvey, 1725 Asoleado Lane, Vienna, representing the Sun Valley Homeowners Association, expressed concerns about excessive noise, inaccurate traffic counts, increased traffic, insufficient onsite parking, and stacking of vehicles on Beulah Road. She requested that the following questions be addressed:

- Would there be improvements to Beulah Road? If so, would improvements include turn lanes and adequate shoulders, should an accident need to be moved to the side of the road?
- Would the speed limit be reduced to 25 miles per hour?
- Would the parking area on the school property be improved?

James Godlove, 1641 White Pine Drive, Vienna, Treasurer of the Symphony Meadows Homeowners Association, noted that comments from his community had been provided to the Commission and he requested that they be made available to the Board of Supervisors. He expressed appreciation to the applicants for working with the residents to help mitigate potential traffic congestion on Beulah Road, preserve foliage and vegetative barriers separating the school from its residential neighbors, and limit stormwater runoff and ambient lighting from the school site. Mr. Godlove said a letter dated June 28, 2010, from Ms. Strobel, had committed the applicants to incorporate several modifications and mitigation measures into the project and to amend the application accordingly. He explained that the Symphony Meadows Community would support the application only if the following conditions were met:

- Every modification and mitigation measure addressed in the June 28th letter was included as a separate and enforceable provision in any County approvals granted for this application; and
- The school should not be allowed to expand enrollment beyond 50 students until it had been demonstrated that an effective stacking scheme for all vehicles dropping off or picking up students was established to ensure that no backup occurred on Beulah Road.

(Copies of Mr. Godlove's statement, the Symphony Meadows Community's comments, and Ms. Strobel's letter are in the date file.)

Replying to questions from Commissioner Litzenberger, Mr. Godlove said he had discussed with the applicants how to accommodate carpooling and a drop-off and pick-up system to reduce the amount of time vehicles were on site, but he was unsure of the details.

Mr. Godlove responded to questions from Commissioner Flanagan about the Symphony Meadows Homeowners Association.

Answering a question from Commissioner Hall, Cathy Lewis, ZED, DPZ, noted that staff would review the commitments identified in the June 28th letter to determine which ones could be incorporated into the development conditions and would notify the Symphony Meadows Homeowners Association accordingly.

Ms. Strobel replied to questions from Commissioner Hall regarding hours of operation, after school activities, and parking.

Commissioner Hall made the following suggestions to the applicants:

- Consider making arrangement for the parents to park at Meadowlark Park and be shuttled across Beulah Road to the school when attending after school activities.
- Specify the limit on the number of after school activities that would be held each year and identify their purpose.
- Clearly explain the drop-off provisions.

Ms. Strobel agreed with these suggestions, noting that the majority of the items described in her letter had been incorporated into the Special Exception Plat. In response to a request by Commissioner Hall, Ms. Strobel said she would also explain the conditions on the plat to the community.

Paul Jassal, 1619 Beulah Road, Vienna, said he was opposed to the application because it would exacerbate the traffic congestion on Beulah Road.

Bonnie Kendrick, 7123 Sanford Court, Annandale, spoke in favor of the Montessori school. She commented on the school's value to the community; positive educational environment; commitment to tree preservation; and provision of a vegetable garden and greenhouse.

Karen Robison, 13452 Elevation Lane, Herndon, noted that she was a Montessori school teacher and had been working with the applicants to set up the school. She said she was confident that the drop-off/pick-up lines would work efficiently and safely and the applicant was open to other ways to help mitigate the traffic like changing the drop-off and pick-up hours outside of the peak hours and providing shuttle service for the parents from another drop-off location. Ms. Robison pointed out that Meadowlark Park had offered use of its parking lot for after school events. She commented that the school would have a positive impact on the surrounding community.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Strobel.

Addressing the concerns raised by Ms. Garvey about the proposal, Ms. Strobel explained that she had contacted the President of the Sun Valley Homeowners Association, who had declined to meet because of the distance of the subject property from his community. She said the applicant would continue to work with staff from VDOT, FCDOT, and DPZ to resolve all outstanding concerns. She commented that the school represented a positive community use.

In reply to a question from Commissioner de la Fe, Ms. Hutchins reiterated that she did not foresee any stacking problems during the arrival and departure of students in Phase 2.

Responding to another question from Commissioner de la Fe, Mr. Williams said the proposed parking for both phases slightly exceeded the applicable Zoning Ordinance requirement.

Commissioner de la Fe recommended that staff ensure that the plat and development conditions reflected the provisions requested by the Symphony Meadows Homeowners Association.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON APPLICATION SE 2010-HM-004, SAILINI MAGAPU & SANDEEP LOHIA, TO A DATE CERTAIN OF JULY 22, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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The Commission went into recess at 10:46 p.m. and reconvened in the Board Auditorium at 11:02 p.m.

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2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to add lights to 90-foot diamond field, tennis courts and parking area; relocate the sand and volleyball court and picnic shelter; and add lighted racquet court complex. Stratton Woods Park is located at 2431 Fox Mill Road, Tax Maps 25-2 ((1)), 4, 5, 6, 7, 8, 9, and 10. Area III. HUNTER MILL DISTRICT. PUBLIC HEARING.

Sandi Smith, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Harsel, Ms. Smith said staff did not believe that the field lighting would significantly impact the neighboring properties.

Patricia Rosend, Project Manager, Park Planning Branch, Planning and Development Division, Fairfax County Park Authority (FCPA), explained that the FCPA Board had determined the need for a 90-foot baseball diamond in the Reston/Herndon area; however, none of the parks in this area could accommodate a new diamond field so the most cost effective solution was to light an existing facility. She noted that Stratton Woods Park was the only park in the service area with an existing Class A baseball diamond available for lighting. Ms. Rosend listed the changes planned for the park and the amenities to be provided. She said the public participation process resulted in hundreds of comments, including four petitions, two in favor of and two opposed to the field lighting. She stated that the general comments received in favor of the Master Plan Amendment had conveyed that the proposed improvements would require less travel time for local users, enable users to hold games in the evenings, support increased usage of the existing facilities, and provide a new recreation opportunity for sports court enthusiasts. Ms. Rosend explained that FCPA had responded to concerns raised by the community about lighting, noise, traffic, and taxpayer costs by committing to provide additional screening around the park perimeter, use the most advanced lighting and control technology to minimize light spill, and use lease fees generated by the telecommunications facility within the park to pay for the improvements. She noted that FCPA had also emphasized that County regulations allowed lighting until 11 p.m. although modifications to this policy were handled through the park operations and scheduling processes. She indicated that the amended Master Plan had been approved by the FCPA Board on September 23, 2009. She said the proposal would allow for a greater use and enjoyment of the facilities by the community and address the growing recreation needs in the Reston area.

Responding to questions from Commissioner de la Fe, Ms. Rosend explained that FCPA had decided not to consider lighting the rectangle field due to its proximity to the residential properties and to allow for an increased buffer area between those properties and the diamond field. She noted that there was a 50-foot forested buffer between the property line and the edge of the rectangle field and the diamond field was located approximately 400 feet from the closest home. She said the surface of the diamond field would not change and it would be used during the regular baseball seasons in the spring and fall, which ended in late October/early November.

Answering a question from Chairman Murphy, Ms. Rosend said the lighting proposed for Stratton Woods Park would be the same type of lighting recently installed at Rolling Valley West Park. Chairman Murphy pointed out that no complaints had been received about the athletic fields at Rolling Valley West Park, which stayed illuminated until 10 p.m. or 11 p.m. and were well utilized. He commented that lighted fields were in real demand in Fairfax County because an increasing number of residents enjoyed playing sports at night.

Chairman Murphy called the first listed speaker.

Gerald Douglas, 2423 Mill Heights Drive, Oak Hill, said at both the public meetings held by FCPA, no nearby residents had spoken in favor of the proposed field lighting. He spoke in opposition to the proposal citing concerns about increased traffic, excessive noise, insufficient buffering, visual impact from the field lighting on the adjacent community, lack of a noise assessment report and sports illumination plan, and reduced quality of life of the surrounding residents. Mr. Douglas pointed out that the nearest home was located 170 feet, not 275 feet, from the diamond field, as indicated in the staff report. (A copy of his remarks is in the date file.)

In reply to a question from Commissioner Hart, Ms. Rosend clarified that the approved Stratton Woods Park Master Plan Amendment included the field lighting; however, the proposal still required a 2232 review.

Responding to a question from Commissioner Litzenberger, Mr. Douglas said he had attended the lighting demonstration at Lewinsville Park, but he noted that the baseball diamond at that park was different from the one at Stratton Woods Park because it was surrounded on three sides by tall trees and the other side by a parking lot and no homes were located close to the field.

Commissioner Litzenberger said he did not think that either Mr. Douglas or his neighbors would be impacted by light spillover because the new lights were directional. Mr. Douglas disagreed with this statement.

Commissioner Hall recommended that Mr. Douglas visit the lighted baseball field at Mason District Park at night. She pointed out that although the adjacent residences were much closer to this field than the one at Stratton Woods Park and there was no fencing and little to no buffering, no complaints had been received. Mr. Douglas agreed with this recommendation.

Larry Butler, Director of Parks and Recreation, Reston Association (RA), 1930 Isaac Newton Square, Reston, said RA supported the proposal because it would provide additional recreational benefits to people of all ages; expand capacity and utilization while permitting additional flexibility for baseball games; enhance tennis opportunities in south Reston; support nighttime use and ensure safety of the park visitors; and provide the first-ever lighted racquetball and handball courts in the County. He noted that the RA encouraged FCPA to provide more than the minimum required landscaping to address the buffering concerns of the neighboring communities.

Mr. Butler answered questions from Commissioner Harsel regarding the outside, three-sided handball courts.

Stewart Rauch, representing the Polo Fields Homeowners Association, 2310 Hurlingham Lane Reston, delivered a PowerPoint presentation. He explained that the proposal sought to alter the nature of the park from that of a local park to a district park; directly contradicted the 1999 Stratton Woods Task Force recommendation; failed to address the issue of resulting increased noise; ignored the budget constraints faced by FCPA and the County; and lacked adequate justification for the need of a lighted field at the park. He said he and his neighbors were concerned about loud noise until 11 p.m.; added light pollution; impacts to area wildlife; neighborhood vandalism; public alcohol and drug abuse; improper underage activities; inappropriate parking in the neighborhood; increased traffic; safety of the residents; and reduced quality of life of the residents. Mr. Rauch recommended that lights not be considered for any facilities at Stratton Woods Park, as per the 1999 Task Force findings. (A copy of his presentation is in the date file.)

Mr. Rauch and Commissioner Hall briefly discussed the location of the Polo Fields neighborhood and whether the field lighting would encourage neighborhood vandalism, public alcohol and drug abuse, and improper underage activities. Commissioner Hall said she thought that the lighting would help eliminate potential problems, not increase them.

Mr. Rauch responded to questions from Commissioner Hart regarding his concern about the park causing problematic parking in his neighborhood.

There being no more speakers, Chairman Murphy called for a rebuttal statement from FCPA staff.

Sandra Stallman, Manager, Park Planning Branch, Planning and Development Division, FCPA, stated that Stratton Woods Park's classification as a local serving park allowed for lighting and its Master Plan had been amended to add lighting. She said the park planning process included extensive public participation, noting that FCPA would work very closely with the neighbors during the light installation to address their concerns. She explained that new field lighting technology and additional landscaping would mitigate the impacts on the neighbors. Addressing Mr. Douglas' concern about the lack of a sports illumination plan, Ms. Stallman said this plan would be submitted to the Department of Public Works and Environmental Services as part of a site plan. She pointed out that the park improvements would be entirely funded by the lease fees from the telecommunications facility within the park rather than from the General Fund or bond funds so it would not be a burden on taxpayers. Addressing Mr. Rauch's concerns about noise and vandalism, Ms. Stallman explained that athletic fields in the County were essentially operated by the Department of Neighborhood and Community Services, which employed field monitors who worked with the field users and neighbors to address issues, and field users were generally responsive to neighborhood issues. She said FCPA would work with the neighbors to address the issues raised by Mr. Douglas and Mr. Rauch.

Replying to questions from Commissioner de la Fe, Ms. Stallman identified the location of the Columbia Gas pipeline on the park site and said plantings within this easement would be restricted.

Answering questions from Commissioner Flanagan, Ms. Stallman explained that the 90-foot diamond field, which was used by baseball players aged 13 years and above, was underutilized because it was not lighted, the majority of practices and games did not start until 6 p.m., and the amount of daylight available during the fall and spring seasons was limited. She said, therefore, adding lights to this field would likely increase its use. Ms. Stallman noted that people typically traveled to a lighted field in Chantilly or Centreville to be able to play a full game and there was probably a waiting list for lighted fields because of the larger capacity and longer playability.

In reply to a question from Commissioner Hall, Ms. Stallman indicated that there were already bleachers at the 90-foot diamond field.

Responding to a question from Commissioner Harsel, Ms. Stallman said there were about five or six carriers using the telecommunications facility.

In response to questions from Commissioner Litzenberger, Ms. Stallman said she did not think there would be any overflow parking in the Polo Fields neighborhood from the park users because the 110-space, on-site parking lot would provide adequate parking for all the facilities at the park during both day and night. She explained that the Club Pond Lane cul-de-sac was located closer to the unlighted rectangle field than the parking lot so some of the users of that field might park along the cul-de-sac which they were allowed to do because it was a public street. Ms. Stallman pointed out that any parking issues could be managed by working with the field users and scheduling groups. She noted that lighting would be added to the parking lot to provide safe conditions for evening users but the lighting would not spill over onto the cul-de-sac.

Commissioner Lawrence pointed out that when the nearby Herndon-Monroe Metrorail station was built, this might cause a parking problem in the Polo Fields neighborhood. He then requested that staff inform Mr. Rauch about the procedures for obtaining permit parking in his neighborhood. Ms. Stallman concurred.

Answering a question from Commissioner Harsel, Ms. Stallman listed the current park facilities and identified which ones would be lighted.

Replying to another question from Commissioner Harsel, David Bowden, Director, Planning and Development Division, FCPA, explained that all the fields were usable during the daytime but only the ones that would be lighted could be used during the nighttime so there would actually be fewer field users at night than during the day.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR 2232-H10-1, FAIRFAX COUNTY PARK AUTHORITY, TO A DATE CERTAIN OF JULY 22, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC AND FAIRWAYS II RESIDENTIAL, LLC – Appl. to approve a PRC plan associated with RZ A-502 to redevelop existing multi-family dwellings with single-family attached and multi-family dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr., and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. HUNTER MILL DISTRICT. PUBLIC HEARING.

St. Clair Williams, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He explained that staff recommended denial of the application because it failed to satisfy the Purpose and Intent of the Planned Residential Community (PRC) District and the P-District Standards; the proposed density and building height was out of character and scale to the surrounding development and would challenge the prominence of the buildings that exist within the Reston Town Center and Lake Anne Village Center; the proposed site layout and building massing was out of character with the surrounding residences; the proposed development would result in an overall loss of affordable housing; and the applicant had not committed to the provision of a traffic signal which might be required due to the trips generated by the development.

Commissioner de la Fe announced his intent to defer the decision on this application to allow time for the applicant to address all the outstanding issues.

Ben Tompkins, Esquire, with Reed Smith LLP, stated that the PRC plan would redevelop the site in accordance with the approved Rezoning and Development Plan. He explained that the PRC plan process had been changed to an administrative review by ZED and a legislative approval process that required public hearings before both the Planning Commission and the Board of



Supervisors. Mr. Tompkins noted that the PRC plan would permit the redevelopment of the existing Fairways multi-family apartments with a high-quality residential development consisting of 182 multi-family units, including 106 workforce units with no bonus density, and 69 townhouses, including 9 affordable dwelling units (ADUs). He delivered a PowerPoint presentation on the proposal and said it would implement the Reston Master Plan to create the population base necessary to support Reston Town Center and Lake Anne Village Center. Mr. Tompkins claimed that staff had misconstrued the Zoning Ordinance, noting that Section 16-101 did not apply to PRC plans and Section 6-301 did not apply to properties already zoned to the PRC District. He said the applicant believed that all applicable General Standards and Objectives had been satisfied. He explained that the land use plan had been shaped by numerous meetings with the community, Reston Planning and Zoning Committee, and Reston Design Review Board (DRB) in addition to significant modifications resulting from a charrette with the DRB. Mr. Tompkins showed illustrations depicting the existing and proposed building footprints and greater setbacks along North Shore Drive and the property lines; wooded park areas and open space; enhanced pedestrian linkages; and walking distances from the development to Reston Town Center and Lake Anne Village Center. He listed the following community outreach activities that had been performed by the applicant:

- Presentation to the Reston Planning and Zoning Committee on five occasions, and at its May meeting, the Committee had recommended approval of the application by a vote of 11-3;
- Two community meetings for the surrounding neighborhoods at Lake Anne Village Community Center;
- Meetings with the Lake Anne Merchants Association and Reston Interfaith on numerous occasions;
- Meetings with immediate neighbors at Clubhouse Court Cluster and Hidden Creek Golf Course, both of whom supported the application; and
- Presentation to the DRB on five occasions, in addition to hosting a charrette with the DRB.

Mr. Tompkins noted that the applicant did not have final architectural drawings at this stage of the process but would continue working with the DRB to obtain its final approval. He explained that the applicant had committed to provide 12 percent workforce housing; install public art in consultation with the Initiative for Public Art in Reston; implement a Transportation Demand Management (TDM) program; provide two bus shelters and bicycle facilities; replace the existing four-foot sidewalk along North Shore Drive with a five-foot sidewalk; visually break up the massing into appropriately scaled, discreet building components; use quality building materials; and screen all garages with buildings. He said the PRC plan was in accordance with the Comprehensive Plan, approved Development Plan, and applicable PRC District provisions. (A copy of the presentation is in the date file.)

In response to questions from Commissioner Hart, Mr. Tompkins noted that the building height was taller than originally proposed based on a suggestion by the DRB to create opportunities within the site for open space, appropriate transitions along the periphery, and other related land plan elements. He said the proposed townhouses and mid-rise multi-family buildings would be compatible with the surrounding townhouse community. Mr. Tompkins explained that although

staff had not requested development conditions, the applicant had worked with staff to incorporate certain elements into the Plan Notes, such as the 12 percent workforce housing, architectural commitments, TDM commitments, and sidewalks.

Commissioner Hart expressed concern that the proposed buildings would not be in harmony with the surrounding area due to their large scale. He said he was unsure as to the exact details of the PRC plan because of the absence of development conditions and PRC Plan Note Number 27 on Sheet 1 of 28 in the staff report, which indicated that all architectural features were subject to modification as part of final engineering, building permit approval, and site plan approval. Mr. Tompkins pointed out that Sheet 2A of 28 listed the architectural treatment commitments. He said the applicant was required to submit final architectural plans to the DRB for review and approval because the property was subject to the Reston Association (RA) covenants. Commissioner Hart replied that although he recognized that the DRB had an important role in this process, the Planning Commission had to make a decision on this application as well.

Commissioner Lawrence commented that based on the three-dimensional massing illustrations created by staff, as shown on pages 12-15 of the staff report, he did not believe that the proposed development would blend seamlessly into the surrounding community, as noted in the applicant's Statement of Justification. He expressed concern that he was unable to effectively evaluate this application due to the lack of sufficient information and questioned why the Commission was reviewing it at this time.

Responding to Commissioner Lawrence's comments and additional questions, Mr. Tompkins said staff's three-dimensional massing illustrations did not accurately reflect the proposed development, noting that the applicant had provided more accurate architectural section drawings and significant materials. He explained that although the applicant believed that the architectural concepts, which had received feedback from staff, the community, DRB, and the Reston Planning and Zoning Committee, were representative of the intended quality of development, the actual design would need to be addressed with input from the DRB. He indicated that the elements of the TDM program were listed in the PRC Plan Notes. Mr. Tompkins said he was presenting this application this evening because of the amendment to the PRC plan process and he expressed support for the new process because it allowed input from the community and the Planning Commission, which tended to result in a better application. He pointed out that the applicant had provided the type of commitments that would be expected in a rezoning application.

Commissioner Lawrence said that since he, as a Planning Commissioner, was not involved in the DRB review process it appeared that the Commission's input toward this application was limited.

Answering a question from Commissioner Lawrence, Mr. Tompkins indicated that the TDM program did not include an annual reporting requirement.

Commissioner Lawrence reiterated his concern that the applicant had failed to provide the information necessary to adequately evaluate the application.

In reply to a question from Commissioner Flanagan, Mr. Tompkins explained that the development would provide the necessary population base to support and revitalize Lake Anne Village Center. He noted that the community had requested that the development not include retail uses to encourage residents to use the village center as their retail center.

Chairman Murphy called the first listed speaker.

Kathleen Driscoll McKee, President of the RA Board of Directors, 1930 Isaac Newton Square, Reston, said RA was willing to work with the applicant to achieve both the goals of enhancing the community while helping the applicant revise, improve, and complete commercially viable development. She commented that the proposal would lay the foundation for future redevelopment in Reston. Ms. McKee explained that in a letter dated June 25, 2010 to Hunter Mill District Supervisor Catherine Hudgins, the RA Board had identified concerns about the impacts on the community associated with traffic, parking, amenities, and the general quality of life. She recommended that the applicant refine this project to fit better into the surrounding community and work with RA, DRB, and the Reston Planning and Zoning Committee to ensure that the project fulfilled the Reston Planning Principles and Purpose and Intent of the PRC District. (Copies of RA's letter and Ms. McKee's remarks are in the date file.)

Alan Montgomery, 11609 Clubhouse Court, Reston, representing the Clubhouse Court Cluster Association, spoke in support of the proposed development because it would protect and enhance the value of his and his neighbors' properties and quality of life and improve the stormwater management facilities and sidewalks in the Lake Anne area. He explained that the applicant had addressed concerns raised by his association by agreeing to move the buildings farther away from the neighborhood; install underground stormwater collection facilities; improve screening along the adjacent properties and the common ground area; mitigate the impact of the sidewalk construction on the neighborhood; preserve and enhance the majority of the existing mature vegetation along both North Shore Drive and the watershed area; enhance landscaping to provide natural green buffer areas; increase the usable open space; and provide linkages to the neighborhood. Mr. Montgomery said he agreed that the increased density would improve the prospects for Lake Anne Village Center.

David Edwards, 11701 Blue Smoke Trail, Reston, noted that he had provided a written statement to the Commission this evening. (A copy of his statement is in the date file.) Commissioner de la Fe informed Mr. Edwards that the Commission would take his statement into consideration.

Joe Stowers, 11448 Waterview Cluster, Reston, said he strongly supported the project. He noted that he had submitted a letter dated July 15, 2010, on behalf of himself and Karen Noel, 11426 Waterview Cluster, Reston. He said the proposed development had the potential for being a model for future redevelopments in high-density residential areas, noting that it would provide an attractive pedestrian spine. Mr. Stowers commended the applicant for working with all the surrounding neighborhoods, DRB, and the Reston Planning and Zoning Committee to make improvements to the PRC plan. He said he was disappointed in the staff report because it

showed no understanding of the high density sinew concept in the Reston Master Plan and how the plan achieved this concept. (A copy of the letter is in the date file.)

Replying to a question from Commissioner Lawrence, Mr. Stowers noted that he would be willing to explain to staff the high density sinew concept in the Reston Master Plan. He said he thought that the staff report implied that development in high-density areas should be identical to development in medium- and low-density areas, but he pointed out that the actual intent was to provide a diversity of housing throughout the community which the proposal had done.

Commissioner Lawrence suggested that it would be helpful for Mr. Stowers to discuss future PRC plans with staff. Mr. Stowers agreed with this suggestion.

Commissioner de la Fe argued that the staff report simply questioned the need for the development to be at the highest density allowed.

Answering a question from Commissioner Flanagan, Mr. Stowers said it was not possible to preserve the Fairways Apartments as affordable housing without County funding and community support.

Tammi Petrine, 2503 Foxcroft Way, Reston, Co-Chair of the Reston 2020 Committee, an arm of the Reston Citizens Association (RCA), provided a letter dated June 21, 2010, expressing opposition to the application. She explained that the proposal violated Reston's planning principles because it would disrupt an established neighborhood, overburden infrastructure, and eliminate affordable housing. She said since the property was not located in a transit-oriented development corridor, residents would be forced to use automobiles. Ms. Petrine also said the design was not compatible with the high quality of the surrounding development and would set a precedent for future development in Reston. She pointed out that the DRB had not approved the application. She offered to discuss alternative projects for the site with the applicant. (A copy of the letter is in the date file.)

Jennifer Byl, Architect, DRB member, 12001 Sunrise Valley Drive, Reston, said the DRB supported the staff recommendation.

Marion Myers, 1321 Buttermilk Lane, Reston, read a letter on behalf of the Lake Anne merchants, from Eve Thompson, Chairman of the Lake Anne Merchants Committee, expressing support for the proposed development. (A copy of the letter is in the date file.)

John Patrick, General Manager, Hidden Creek County Club, 1711 Clubhouse Road, Reston, expressed full support for the proposal.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Tompkins.

Mr. Tompkins noted that the community supported the application, as demonstrated by the majority of the speakers. However, he noted that no one from the surrounding vicinity had spoken in opposition to the application, which reflected the applicant's outreach to the community. He expressed delight that this project would provide previously unavailable affordable housing opportunities.

Mr. Tompkins responded to a question from Commissioner Hart about the TDM program.

Answering a question from Commissioner Hall, Mr. Tompkins explained that the applicant had met with the DRB several times and that his impression was that the DRB was comfortable with the development of Fairways West, but still had concerns about Fairways East. Commissioner Hall recommended that Ms. Byl meet with Commissioner de la Fe after the meeting.

Chairman Murphy called for closing remarks from staff.

Cathy Lewis, ZED, DPZ, reiterated that PRC plans had originally been reviewed by the Department of Public Works and Environmental Services, but had been assigned to DPZ in order to provide a public hearing process before the Planning Commission and the Board of Supervisors.

Chairman Murphy expressed concern about a growing lack of communication regarding the content and format of PRC applications and noted that Commissioners and County staff should have a clear and uniform understanding of how to approach them.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PRC A-502-02, FAIRWAYS I AND II RESIDENTIAL, LLC, TO A DATE CERTAIN OF SEPTEMBER 22, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Donahue, and Sargeant absent from the meeting.

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The meeting was adjourned at 1:00 a.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

July 15, 2010

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Meeting taken by: Jeanette Nord

Minutes by: Jeanette Nord and  
Kara A. DeArrastia

Approved: September 29, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission